

How to Calculate Building fees for New Residential Homes

The City of Louisville is currently under the 2012 International Codes (adopted 03/31/2014) and 2011 NEC

A. Building Fee: Based off total Valuation which includes: Materials, Labor, & Profit

TOTAL VALUATION	FEES
\$1.00 to \$500.00	\$0.00 as per Sec. 15.04.060.14(e)LMC
\$500.01 to \$2,000.00	\$28.00 for the first \$500.00 plus \$4.00 for each additional \$100.00 or fraction thereof, to and including \$2,000.00.
\$2,000.01 to \$25,000.00	\$82.00 for the first \$2,000.00 plus \$16.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00.
\$25,000.01 to \$50,000.00	\$400.00 for the first \$25,000.00 plus \$12.00 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00.
\$50,000.01 to \$100,000.00	\$700.00 for the first \$50,000.00 plus \$8.00 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00.
\$100,000.01 to \$500,000.00	\$1000.00 for the first \$100,000.00 plus \$6.00 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00.
\$500,001.00 to \$1,000,000.00	\$4000.00 for the first \$500,000.00 plus \$5.00 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00.
\$1,000,000.01 and up	\$6000.00 for the first \$1,000,000.00 plus \$4.00 for each \$1,000.00 or fraction thereof.

***Minimum Building permit fee is \$82.00 for Minor and single trade permit**

Note: Valuation shall be based upon the August 2012 edition of the ICC Building Valuation Data as updated on the ICC website www.iccsafe.org

B. Plan review is 65% of building fee (from Building Fee above)

C. Combination Trade Permit Fees:

First one: 20% of building fee (from above) example Electrical

Second one: 10% of building fee (from above) example Plumbing

Third one: 10% of building fee (from above) example Heating and Cooling

D. Impact Fees: Per Bedroom (see breakdown of fees for categories below)*

See Appendix A Ordinance # 1602 Series 2011 effective Jan 2, 2012.

Residential/unit		Parks & Trails	Recreation	Library	Municipal	Transportation	Total
Single Family Detached							
	0-2 Bedrooms	1822	1203	325	413	185	3,947
	3 Bedrooms	2664	1759	475	604	225	5,728
	4 Bedrooms	3464	2288	617	786	287	7,443
	5 + Bedrooms	4233	2796	754	960	379	9,121
Single Family Attached							
	0-2 Bedrooms	1653	1092	295	375	93	3,507
	3+ Bedrooms	2580	1704	460	585	149	5,477
Multi-family		1516	1001	270	344	144	3,276

***The sum of rows does not exactly equal the total due to rounding of numbers up or down.**

The amount stated in the total column is the amount due.

E. Water Tap Fee: See Tap Fee Calculation Form (An Irrigation Tap Fee may also be required)*

Contact Public Works for more information 303-335-4608

F. Sewer Tap Fee: See Tap Fee Calculation Form*

Contact Public Works for more information 303-335-4608

G. Boulder County Use Tax: 0.985% of 50% of Total Valuation

H. City of Louisville Use Taxes: 3.5% of 50% of Total Valuation

I. Site Improvements: Use Taxes paid on 50% of the Total Site Improvement Valuation

J. Fire Department Fee: Sprinkler system as required in 2012 ICC codes

Contact Fire Department for more information 303-666-8809

*** For Scrape-offs, a credit of existing bedrooms toward new Impact Fees, Water & Sewer Tap Fees may be given**

Example

Valuation of \$300,000

Building Permit Fees (See A)		\$ 2,200.00	
Plan Check Fee (See B)		\$ 1,430.00	
Combination Trade Fees (See C)			
Electrical Fee (1st trade) if applicable		\$ 440.00	
Plumbing Fee (2 nd trade) if applicable		\$ 220.00	
Mechanical Fee (3 rd trade) if applicable		\$ 220.00	
Impact fees: (See D above)			
Single Family Detached		\$ 5,728.00	Based on 3 Bedrooms
Single Family Attached		\$ 5,477.00	Based on 3 Bedrooms
Water Tap Fees: (See E)		\$ 25,900.00	Based on 3/4 Tap Size
Sewer Tap Fees: (See F)		\$ 4,500.00	
Boulder County Use Tax (See G)		\$ 1,477.50	
City of Louisville Use Tax (See H)		\$ 5,250.00	
Site Improvement Fees (See I)		\$ 107.51	Based on a total of \$5,000
Fire Department Fee (See J)		\$ 250.00	
TOTAL BUILDING FEES for New Residential		\$ 53,200.01	

These fees are for an estimate only: Final fees will be calculated once the permit is approved.

Other Inspections and Fees:

(Resolution 78 Series 2014 Table 8)

Item	Description	Cost	Note
1.	Inspection outside of normal business hours	\$47.00 ¹ / hour	Minimum charge: 2 hours
2.	Re-inspection fees assessed	\$47.00 ¹ / hour	
3.	For use of outside consultants for plan checking and inspections or both	Actual cost ¹	
4.	Single trade permit fee minimum	\$82 .00	\$47 inspection plus \$35 administrative cost
	Additional plan review required by changes, additions or revisions to plans	\$100.00 / hour	Minimum charge: 1 hour

¹Actual costs include administrative and overhead costs.